

LOT 14
FLOOD ACRES UNIT 1 PBK 4/20
{R787478}

MARTONE MICHAEL WILLIAM/JOHNS EDITH M
86442 CARDINAL RD
YULEE, FL 32097

2023

04-2N-27-4290-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 100	0100	01	1,655	95.0000	85.74	141,900	1975	1980	0	0	0	17.75	82.25	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1492 HX Base Yr													
Roof Cover	12	MODULAR MT 100														Tax Group: 4 Tax Dist:													
Interior Wall	05	DRYWALL 80														BUILDING MARKET VALUE 128,931													
Interior Wall	04	PLYWOOD 20														TOTAL MARKET OB/XF VALUE 15,031													
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET 263,650													
Interior Floo	08	SHT VINYL 20														TOTAL MARKET VALUE 407,612													
Air Condition	01	NONE 100														SOH/AGL Deduction 266,727													
Heating Type	02	CONVECTION 100														ASSESSED VALUE 140,885													
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000													
Bathrooms	1	100														BASE TAXABLE VALUE 90,885													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 407,612													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 294,613																										
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100 SINGLE FAMILY																											
MAP NUM		MKT AREA 04																											
NEIGHBORHOOD/LOC		4053.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,492	100	1,492	105,217																									
FSP	96	40	38	2,680																									
FSP	312	40	125	8,816																									
TOTALS		1,900	1,655	116,713																									
EXTRA FEATURES		86442 CARDINAL RD, YULEE																											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	2,345.00	2,345.00	100	1980	1980	3	49	1,149													
2	0810	CONCRETE A	0	100	0	0	246.00	SF	6.50	6.50	100	1980	1980	3	35	560													
3	0510	GARAGE WD-	0	100	24	45	1,080.00	SF	35.00	35.00	100	1986	1986	3	20	7,560													
5	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	1975	1975	3	27	237													
9	0752	USP	0	100	8	16	128.00	SF	15.00	15.00	100	1990	1990	3	20	384													
10	0510	GARAGE WD-	0	100	16	16	256.00	SF	23.45	23.45	100	1993	1993	3	20	1,201													
11	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	1992	1992	3	20	192													
12	0811	CONCRETE B	0	100	0	0	627.00	SF	5.20	5.20	100	1990	1990	3	62	2,021													
13	0351	CARPORT MT	0	100	24	24	576.00	SF	8.50	8.50	100	1999	1999	3	20	979													
14	0351	CARPORT MT	0	100	22	20	440.00	SF	8.50	8.50	100	1999	1999	3	20	748													
LAND DESCRIPTION										TOTAL OB/XF 15,031																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	100		OR	220.00	748.00	3.28	AC		1.00	1.00	1.00	80,000.00	80,000.00	262,400												
2	009530	C	POND	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250												
REVIEW DATE 12/03/2019 BY KWA Total Acres: 3.78 Total Land Value: 263,650 Market: 0 Agricultural: 0 Common: 263,650 PRINTED 08/02/2023 BY SYS																													

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